

APRIL 7 2010
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Edward Saylor with the pledge to the flag followed with a moment of silence on Wednesday, April 7, 2010 at 7:00 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

COMMITTEE MEMBERS

Michael J. Weidinger, Chairman
Edward R. Saylor, Vice Chairman
Gary G. Hess, Secretary, Secretary

Linda J. Deal
Christopher Hasircoglu

OTHERS PRESENT

Carrol Ehrhart, Plan B, 3536 Echo Valley Rd., Mt. Joy; Highfield Farm
Roger Bruszewski, Millersville University
Phil Lastowski, Borough Council
Scott Bailey, Borough Council
Jack Gardner, Borough Council
Rob Visniski, RAV Associates, Inc.; Borough Engineer
Edward Arnold, Borough Manager

MINUTES

The March 3, 2010 Regular Meeting Minutes were approved with no corrections or additions.

SECRETARY'S REPORT

The Lancaster County Planning Commission regional breakfast will be held Thursday, April 15th at 7:30 AM in Columbia.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

a. **Millersville University Request for Vacating East Frederick Street from George Street to James Street**

Mr. Bruszewski explained the various options that the university is considering for vacating the section of East Frederick Street from George Street to James Street in addition of a partial vacation of Creek Drive. Several options were reviewed and discussed. Mr. Bruszewski agreed to electronically monitor the street for a month to determine the approximate amount of traffic flow for the area and report back to the Planning Commission with the results.

b. **Preliminary Plan Review (continued) of Highfield Farm (Residential Development at 240 East Cottage Avenue)**

Ms. Ehrhart reviewed the ordinance modifications requested by the applicant as described below:

1. **Modification of Section 315-51.A.3 SWMO** request to allow interior side slopes of 3:1

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in Basins 2 and 3 instead of the required 5:1. The Borough Engineer recommends that the applicant provide a means acceptable to the Planning Commission to discourage pedestrian access to the basin area.

A Saylor/Hess motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to accept the modification request of Section 315-51.A.3 SWMO to allow interior side slopes of 3:1 in Basins 2 and 3 instead of the required 5:1 passed unanimously.

2. **Modification of Section 315-52.G.2 SWMO** request to eliminate the requirement for 48" separation distance between the bottom of the infiltration facility and the limiting zone. The Borough Engineer recommends that the infiltration facilities will have an underdrain that can be used to drain the ponds completely, if required.

A Saylor/Hasircoglu motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to accept the modification request of Section 315-52.G.2 SWMO to eliminate the required 48" separation distance between the bottom of the infiltration facility and the limiting zone as recommended by the Borough Engineer passed unanimously.

3. **Modification of Section 315-51.K SWMO** request to allow the depth of flow in gutter to exceed 1" in the intersection and the flow spread to exceed ½ the travel lane. The request was withdrawn by the applicant because the change which was made to the plan was in compliance with the Borough Ordinance.

4. **Modification of Section 325-19.A. Block Length SALDO** request a modification of the 1600-foot maximum block length, if necessary, for Block A. Block A represents the area around the perimeter of the parent tract. Since Block A is not bounded by streets, it is defined by the parent tract boundary. Block A measures approximately 1850 feet measured from Cottage Avenue to the southern boundary line. Block B is 330 feet in length and Block C is approximately 600 feet in length. The purpose of limiting block length is to ensure that emergency services are able to easily access all lots. The proposed design offers numerous and circulation routes for emergency and resident vehicles. Access is not limited by the configuration of the blocks. The design is consistent with the approved Conditional Use Plan.

A Deal/Hess motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to accept the modification request of Section 325-19.A. SALDO requiring a 1600-foot maximum block length passed unanimously.

5. **Modification of Section 325-20.B. Radial Lot Lines** request modification of the Radial Lot Line requirements for Lots 7, 8, 42 and 80 and for Lot Nos. 59 to 67. Lots 7, 8, 42 and 80 are located adjacent to the existing utility easement that protects the existing 8-inch sanitary sewer main and the 48-inch storm pipe that cross the parent tract from Circle Road to Bordner Run. The proposed lot lines follow the centerline of the easement. The applicant believes that a lot line that is perpendicular to the street right of way but crossed this visible boundary would be confusing to the property owners involved. The proposed homes on Lot Nos. 59 to 65 mirror the homes on Lots 67 to 72. The rear lot lines are parallel and separated by the 60-foot wide Central Commons. The side lot lines are perpendicular to the rear property line that is shared with the Central Commons. The resulting lots are regular in shape, and uniform in size. Orienting the side lot lines perpendicular to a curving street would result in a number of pie shaped lots that are more difficult to maintain and are problematic when establishing joint driveways. The applicant believes the proposed lot shapes to be easily defined, easily maintained and meet the intent of the Ordinance, and the design is consistent with the approved Conditional Use Plan.

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A Saylor/Deal motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to accept the request for the modification of the Radial Lot Line requirement for Lots 7, 8, 42 and 80 and for Lot Nos. 59 to 67 passed unanimously.

5. **Modification of Section 325-9.A Final Plan Submittal Schedule** the applicant is requesting a modification to waive the one-year time limitation for submission of a final plan following the approval of a Preliminary Plan. The economic environment is not conducive to construction at this time. The applicant is requesting the submittal schedule be consistent with the Phasing Plan that states that Phase 1 will be submitted on or before December 31, 2015 and Phase 2 will be submitted on or before December 31, 2020.

A Saylor/Hasircoglu motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to accept a modification request to Section 325-9.A Final Plan Submittal Schedule be concurrent with the phasing schedules of December 31, 2015 for Phase 1 and December 31, 2020 for Phase 2 with the modification that Phase 1 will include the construction of Torrens Street itself, but any lot development on that street will be included in Phase 2 passed unanimously.

A Hasircoglu/Saylor motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the Preliminary Plan conditioned upon the Borough Engineer's comments in his March 30, 2010 letter and also conditioned upon approval of the most recent modifications.

OLD BUSINESS

None.

BOROUGH MANAGER

a. **Update on Traffic Control System for West Frederick and Duke Streets**

There will be a Streets Committee meeting on Thursday, April 8th to discuss the intersection upgrade at West Frederick Street and Duke Streets. The surrounding property owners of the area were invited to attend the meeting for a complete explanation of what to expect.

ADJOURNMENT

The meeting was adjourned at 9:07 PM.

Respectfully submitted,

Gary Hess,
Secretary

EJA/lg